

RESOLUTION NO. 18-19

A RESOLUTION OF THE TOWN OF MILLIKEN, WELD COUNTY, COLORADO APPROVING THE SKETCH PLAN AND PRELIMINARY PLAT FOR THE SUNFIELD SUBDIVISION.

WHEREAS, the Planning Commission, at its public meeting on April 18, 2018, reviewed the application for the Sketch Plan and preliminary Plat for the Sunfield Subdivision.; and,

WHEREAS, the Commission found that all applicable provisions of the Town's Community Design and Development Standards, zoning code and subdivision regulations will be satisfied; and,

WHEREAS, the Sketch Plan and Preliminary Plat will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan, Community Design Standards, Centennial Master Plan and Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan; and,

WHEREAS, the preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Code and the Milliken Comprehensive Plan; and,

WHEREAS, the application is generally consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval; and,

WHEREAS, the utility and transportation design is adequate, given existing and planning capacities of those systems; and,

WHEREAS, negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

WHEREAS, there is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Milliken, according to Milliken's goals; and,

WHEREAS, At the public hearing held in the Meeting House on April 18, 2018 at 7:00 pm, the Planning Commission unanimously recommended approval of the Sketch Plan and Preliminary Plat for Sunfield Subdivision, based on staff's presentations of the findings set forth in this staff report and applicant testimony.

NOW, THEREFORE, be it resolved that the comprehensive plan amendment, preliminary plat and preliminary development plan are approved for the Platte River Village development subject to the following condition:


1. The applicant shall work with the Town Staff to resolve staff, Planning Commission and referral agency comments prior to submittal of the final plat.

This resolution was passed by a vote of _____ in favor and _____ opposed at the meeting of the Board of Trustees on the 25th day of April, 2018.

ATTEST:


Cheryl Powell, Town Clerk

TOWN OF MILLIKEN:


Beau Woodcock – Mayor

Published: _____


Chairman of Planning Commission